

No Need for Maidservants in Modern Electric Home

Builders and Electrical Experts Have Solved One of the Big Problems of the Day by Producing Houses in Which All Labor Is Performed Efficiently by Never-Failing Mechanical "Help"

The dynasty of the maidservants of America, powerful in its organization and tantalizing in its demands, is about to suffer a shock. Happenings recently in the East and the West spell the approaching end of the terrorism which the members of the dynasty of domestics has held most families of America in for several years.

Science and building craft have formed an alliance to destroy the terrorism of the servant problem and also the drudgery of household duties. Success in both aims is assured, for the developments made, though they may be regarded in the light of first steps, have lessened the necessity of hired help in the home, at the same time increasing efficiency. Already the cry is being raised, "Gone is the day of the flippant, impertinent, demanding maid, and gone also is the drudgery of household work." The cry will grow louder as the servantless, electric home becomes better known throughout the country.

The builder and the electrical expert have united to solve the great troubles of the housewife, and the result has been what may be termed the wonder house, for it has returned to the mistress her place as the head of her home without reposing on her or those she may select to "operate" her home any of the trials of the household of yesterday.

In the wonder house she may once more ignore the whims of the hired lady without fear of consequences. The wonder house, which has been developed in really operated rather than maintained. The liberal use of electricity and electrical equipment in the commercial fields has suggested to the builder and the electrician that they be put to work in the home, as in the factory, in reducing manual labor. The wonder house, therefore, is an electrical home; it is a house that is operated by servantless machinery to the highest degree of efficiency in domestic science.

The conspiracy against her majesty the maid and drudgery, destroyers of nerves and happiness, came about in a most casual way. Ray Palmer, president of the Queens County Light and Power Company, a man who did big things in the electrical world of Chicago and other great cities of the country before he came to Queens, was discussing the purchase of a waterfront plot of land at Malba, facing on Long Island Sound and just beyond Flushing, with Robert W. Dasey, sales manager of the estate, which was formerly the country place of William Ziegler, millionaire baking powder manufacturer. Incidentally Mr. Palmer said that he intended to make liberal use of electricity in the home which he would build in overcoming the servant problem, which he declared kept many folks from going into the country to live. Mr. Palmer intimated that he intended to make his family independent of serving help, for he had resolved to use servants he knew a lot about, servants who would not fail him morning, noon or night, servants who would need no humoring to keep them on the job.

Available for Small Homes

Mr. Dasey asked if the same kind of servants could be put into smaller homes than that which Mr. Palmer planned for himself, and if it was economically possible for the family of limited income to have such desirable household help.

Mr. Palmer and paper Mr. Palmer and Mr. Dasey then and there laid plans for the ultimate destruction of the dynasty of the household help and terrible drudgery. The story told in this article is the story of the electrical, servantless home, a possibility denied none, because the cost is well within the reach of any family which is able to pay and maintain a maid.

The first electrical, servantless home known in this country followed this talk. Mr. Dasey decided to put to the test the suggestions of Mr. Palmer, and Mr. Palmer no doubt was eager to see just how efficient electricity could be in the home which until that time had been called upon for little assistance.

The Malba wonder house is ready. It is even a more efficient home than the builder expected it to be when he set out to overcome the sovereignty of the servant and the depressing effect of endless housekeeping. So satisfactory is the servantless, electrical home, the wonder house, that he plans to make all the new Malba homes servantless, and may be expected to do everything to aid those living at Malba to make their homes servantless.

In the Malba house, which is known as the Pagoda, electrical fixtures will do everything from heating the hair irons on the mistress's dressing table to washing, drying and ironing the family wash, and from cooling the food by frigid air to toasting the bread for



HOUSE AT MALBA LONG ISLAND SAID TO BE FIRST ELECTRICAL SERVANTLESS HOME IN THIS COUNTRY

breakfast and percolating the morning coffee. By the installation of several outlets in every room the electrical equipment of the house may be increased at will to more than is now provided for, as the equipment and wiring in the Pagoda have been limited to about \$1,500.

Appliances Can Be Increased
That is, facilities are provided for adding to the comforts and time and

labor saving devices of the home at any time the owner is ready to do so. The idea developed at Malba seems not to have been as well accepted by Eastern builders as those of the West. The value of putting electricity to work in the household seems to be lost on local homebuilders. In California, where the per capita use of electricity is \$50 a year, while it is only \$3 in this section, the servantless home has made a great hit with housewives.

Builders report that folks are demanding the installation of every character of labor saving device, and the developer who will not put into his houses or make provisions in them for the operation of electrical equipment is not doing much selling.

An indication of the end of the servant problem in the Far West is seen in the increased number of plans filed for the electrification of homes. In the last two months applications were received for permission to wire or re-wire nearly 5,000 San Francisco homes, which is attributed in a measure to the lessons learned from the two servantless houses exhibited on the Lakeside Highland property of Walter H. Leimert Company in Oakland during the latter part of August. Thirty thousand persons visited the houses. Following a similar exhibit in Sacramento ten servantless houses have been started. Reports from building interests of that city show that the demand for electrical equipment and installation has increased 20 per cent in the last few months.

First of Such Dwellings Built in Nearby Long Island Community; Available for Small Homes as Well as for Large Ones; California Builders Are Turning Rapidly to Servantless Homes

The California houses which reached in cost from \$20,000 to \$200,000 have been disposed of so quickly that builders have decided that the public wants servantless houses and are preparing to provide the market with a number of them if not interrupted by labor and building material conditions.

Tests made in the California houses show that a home for the average size family may be lighted and operated at a cost of 81 cents a week. More than half of that cost, or 45 cents, will go for lights. Thirty-six cents will meet the cost of five hours of ironing, five hours of sewing, six hours of housecleaning, doing the family wash, cleaning the dishes for twenty-one meals and toasting bread for seven breakfasts.

As such facilities mean a great saving in servant hire and constant demand for the family builders of suburban and urban homes also cannot put off much longer forming an alliance with the electrical engineer.

As the working section of the home centers in the kitchen and the laundry in the basement, it is there that most of the machinery for the elimination of work in the servantless home will be found. Machinery for washing and

drying dishes has been installed in the kitchen. In a closet sunk in the wall of this room is the folding ironing board and the attached flat iron. The frigid air chest is in the pantry.

In the basement is the laundry—washing machine, dryer, mangle and ironer.

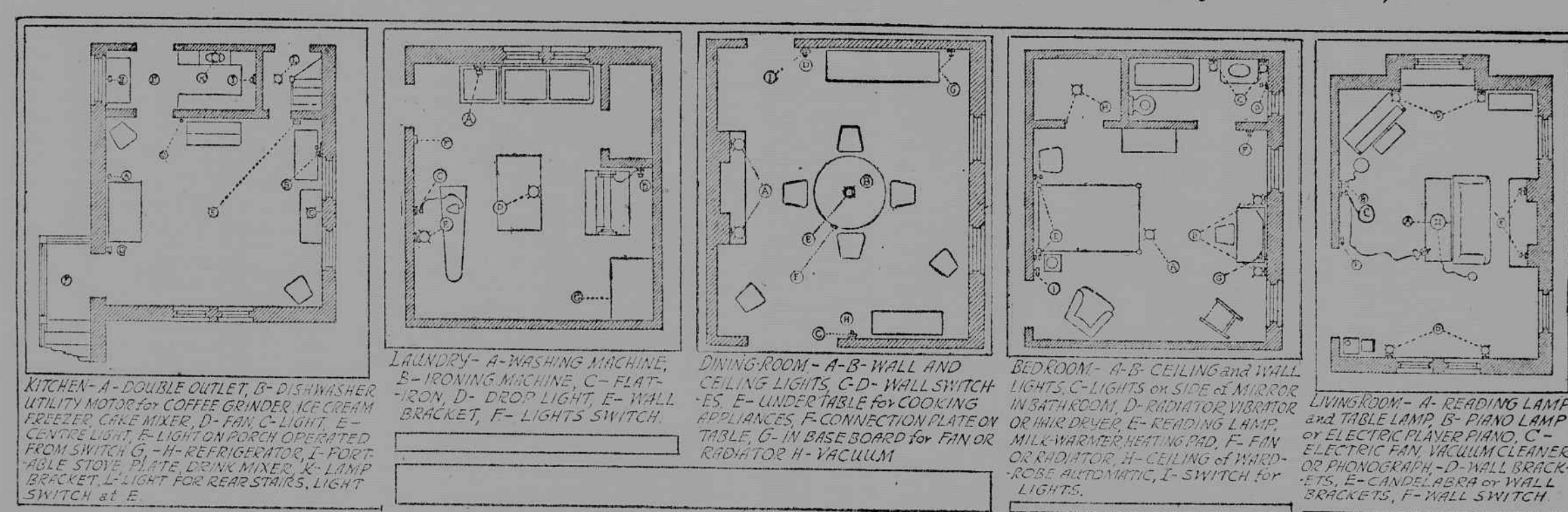
In the breakfast room a percolator and toaster are connected to an outlet in the center of the door. The sun porch on the north side of the house has several outlets, to which may be connected the electric heater or radiator in winter and the fan and radiator lamp for summer night use. Openings in the baseboard of every room in the house will permit the use of the vacuum cleaner in every corner.

New Homes Must Be Equipped

It is Mr. Dasey's opinion that provision must be made in the ample number of base and side connections to permit in the future to use every known kind of electrical equipment. The fact that electricity affords relief from the petulant house maid by reducing her absolute necessity and at the same time makes life easy for all—servant as well as the family—will compel a builder to have an electrical engineer on his staff to plan labor and temper saving features.

The servantless home does not necessarily mean the home built today or tomorrow. The house of yesterday may be made servantless at a very little cost according to those who know. According to Mr. Dasey, \$125 to \$1,500 would be sufficient to wire and equip a home with the essential machinery for removing the need of hired help. He said that the Malba servantless house cost \$22 to wire and install outlets for every kind of equipment. As the wiring in this house was done during its construction, the cost was less than would be the case in an old house. But the difference in opinion would not be great provided the house was well constructed. If the house has some wiring, then the expense of extending it would not be much even today, though labor and material are high.

Floor Plans of Electrical Servantless Home Built Recently in California



Bryce Building On Fourth Ave. Corner Sold

Structure at 27th Street Is Taken Over by Percy S. Stahlbecker; Investor Buys Loft in 125th St.

James Brown and another, as trustees, have sold the twelve-story Bryce building, at 387 to 393 Fourth Avenue, northeast corner of Twenty-seventh Street, for a reported consideration of \$1,200,000. Title to the property has been taken in the name of Percy S. Stahlbecker, and a mortgage executed by him to the former owners for \$700,000 for five years and bearing interest at 6 per cent. The structure, which is diagonally opposite Madison Square Garden, is on a plot fronting 384 feet on Fourth Avenue and extending along Twenty-seventh Street for a distance of 166 1/2 feet. The adjoining southeast corner of Fourth Avenue and Twenty-eighth Street is occupied by the twelve-story Hewitt building. Title to the Bryce building stands in the name of the Bryce building estate.

Milvill & Co. sold for Sarah Lawson to Harry Lehman 312 to 314 East 125th Street, 37,600 ft. On the site are a three-story dwelling and a two-story loft in a stable which has been used as a cleaning and dyeing establishment.

Sale of 76th Street Garage
Thomas Nugent sold to Joseph Blumenkrantz the one-story garage, 502 East Seventy-sixth Street, 25x100.

The Duros Company sold for the Farmers Loan and Trust Company trustees for the De Peyster estate, 137 West Fourteenth Street, a vacant lot, 25x103 1/2, near the Ninth Regiment Armory.

Sells 5th Av. Home, Then Leases It From Buyer
Edmee Reisinger Ges Control of House and 68th St. Garage for Six Months After Death

The five-story dwelling at 993 Fifth Avenue has been transferred by Edmee Reisinger to the C. W. Realty Corporation, formerly at Albany last August by T. M. Tennesse, J. F. Crowley and C. A. Taylor. The dwelling, together with the three-story garage at 245 West Sixty-eighth Street, were conveyed free of mortgage. Simultaneously there was a lease recorded by which the new owning company leases both properties back to the seller "from August 9, 1920, until six months after the death of the tenant." The stated consideration is \$18,000 per year.

The Fifth Avenue house is one of the largest in the section. It stands on a plot, 62x100, and is located seventy-two feet south of the south corner of Eighth Street. The garage is on a lot 25x100.

C. T. Silver Buys Packard Building, Facing Prospect Park

The Packard Motor Car Sales and Service Building at the junction of Flatbush Avenue and St. John's Place, using the main entrance to Prospect Park, has been purchased by C. T. Silver, automobile distributor.

Home Buying Feature Of Trading in Harlem

Brokers Are Kept Busy Meeting the Demand for Private Houses

Jacob Bloch sold for Ernest T. Bower the three-story and a half story dwelling, 149 to 151 West 128th Street, 18x100 each, to operators.

Jennie Tuckey sold to August Lauer, C. H. Samuel and Blanche B. Taylor, the four three-story dwellings, 114 to 120 East 128th Street, 75x100.

Ennis & Simons sold to Josephine Poozy, through E. W. Burns Sohn, the three-story dwelling, 304 West 140th Street, 16x100.

Mary E. Merritt sold to the United Trust Company, the three-story dwelling at 21 West 119th Street, 118x45.

Annette Offerman sold to Margaret Brand the four-story dwelling at 45 West Seventy-first Street, 26x100 1/2.

N. Kelley, Assistant Secretary of the Treasury, now residing in Washington, has sold his charming country home in Fieldston, Riverdale-on-Hudson, to Mrs. James Harlan, of 188 Northern Avenue, New York City. Mrs. Harlan is one of the oldest residents of the Spuyten Duyvil and Riverdale-on-Hudson district, which includes Fieldston, and owns considerable property in the locality.



Investor Gets Two Flats On Edgecombe Avenue

One of the Houses at 139th Street Corner; Other Apartments Sold

Mabel A. Drezer sold to Berent C. Gerken the two five-story apartments, 78 to 80 and 82 to 84 Edgecombe Avenue, the latter at the southeast corner of 139th Street, and the former nineteen feet north of 140th Street. An eighteen-foot dwelling separates them. They carry mortgages for \$14,000.

John Finck sold 122 West Eighty-fourth Street, a five-story apartment, 50x100, for the Westchester estate.

Alma Leimert sold to Mary McIntyre the five-story flat, 350 St. Nicholas Avenue, 25x50 1/2.

The Rehma Realty Company sold to Frederick Plump the five-story flat and store, 2132 Eighth Avenue, 25x75.

The house purchased from Mr. Kelley is on Fieldston Road. The construction of stone, hollow tile and natural field stone. It is of the English type of house.

Harrie T. Lindberg designed the structure for the Deland estate about five years ago, the plan being to erect a residence which would have the appearance and comforts of a pretentious country home, but be a house of the locality.

The convention scored the rent laws, the failure of the Legislature to enact measures helpful to construction, demanded repeal of double taxation of one taxation of mortgages, and suggested that savings banks and insurance companies be forced to help the housing situation.

John D. White, of Utica, was elected president for the ensuing year.

Presentation speeches and complimentary addresses marked the closing exercises. President James Frank was given a lamp.

Harlem Dwellings for Red Cross
Shaw & Co. have loaned to the American Red Cross the three-story and basement buildings, 354 and 356 East 116th Street, on plot 36x200 feet, for a term of years. The American Red Cross will improve and use the property as a welfare center.

F. A. Weeks Rents at Yonkers
The Robert E. Farley organization has rented for John B. Berger, his residence on St. James Place, West Mount Vernon, Yonkers, N. Y., to F. Alden Weeks, of New York City.

High Class Inn for Bound Brook
A. Q. Orza sold to John Milano an eighteen-acre tract and fourteen-room house at Bound Brook, N. J., which he will use as a high class inn.

Country Has Too Many Rentpayers To Be Socially Safe

R. E. Simon Calls Attention to the Larger Ownership Class in France; He Urges Homes for Middle Class

Robert E. Simon told the convention of the Real Estate Association of the State of New York held last week at Rochester, that every effort should be made to encourage home ownership, whether in the single or two-family house, or by cooperative ownership in the multi-family house.

"The large percentage of tenantry is one of the dangers in our country today," said Mr. Simon. "While France has 50 per cent of home owners, the United States census of 1890 showed 48 per cent, and 1910 only 38 per cent. A decrease of 10 per cent, in 1920 is probably well justified. This tide must be stopped and turned in the opposite direction."

He told the convention that in New York City from Fourteenth to Fifty-ninth Street over 2,000,000 square feet of loft and office space is under construction, while the residential field is practically stagnant.

"Due to the higher rents the apartments and houses which should be available for the workman are being partly occupied by families who can afford to give them the taxes on their modern and better quarters. Room must be created for them to move and vacate the space they now occupy for their poorer neighbor, and this shifting must be started well toward the top. Furthermore, our present standing should not be falsely aroused entirely for the laboring man, who is receiving \$6 a day for unskilled and \$10 a day for skilled work, and in addition, large sums for overtime and plenty of work for every day in the week. It is the self-respecting middle class, our clerks, policemen, firemen, teachers and such who are the greatest sufferers and who are little heard of."

Legislature Scored
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Two Dwellings To Be Added To Lutheran Hospital
Plans have been filed with the Manhattan Bureau of Buildings for increasing the Lutheran Hospital at Convent Avenue and 144th Street by adding the two four-story dwellings on 116th Street, on plot 36x200 feet, for a term of years. The American Red Cross will improve and use the property as a welfare center.

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Study City Budget; It's Your Duty!

It is the duty of every man and woman who lives in New York City to take interest in the budget which is made up every fall to carry the city through to the following fall. If you are a rent payer, all the more reason why you should study carefully and in detail every appropriation asked, because the millions of dollars asked for the city's maintenance will be prorated, and you, rather than the landlord, will pay the greater part of the bill. If we take the views of some rent payers will pay it all, as landlords, when they get their tax bills, will immediately pass it over on their tenants in the form of a boost in rent, and such increase will be allowed by the courts.

Some landlords, judging from testimony given before the Mayor's Committee on Rent Profiteering, will ask for increases that will more than give them the taxes on their property. The budget, therefore, is of vital interest to every one, because every dweller in the city, and particularly the rent payer, will have to meet it.

In the early days of the city it was the self-imposed duty of every family man to study the cost of city government, what police and fire protection cost, what the Board of Education required to carry on its work. The public no longer bothers about such things; in fact, it has come to consider that budget making is no longer its business, forgetting that it has to pay the bill. Police Commissioner Enright, for instance, asked for more than \$40,000,000 to protect the city next year. You should interest yourself and know whether that is too much, or whether it is a reasonable estimate. The same analysis should be made of every department's figures. If the public could display greater interest in the items that go into the budget, reduction would follow and increases in rentals would not be so large.

Frank K. Woolworth Buys Fine Home at Mamaroneck
Mrs. C. M. Murdoch and Arthur S. Hawley sold for Michael Staub his new house and garage on large plot on Henthote Avenue, Mamaroneck, to Frank K. Woolworth, and for Arthur Taylor his home on Fountain Square, known as The Arches.

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George Barton French Gets Dwelling in East 80th Street
Douglas L. Elliman & Co. leased for Mrs. George C. W. Low her four-story dwelling 177 East Eighty-third Street, up to the winter, to George Barton French.

Buys Plot in Flushing
The Ricket-Brown Realty Company sold to H. Hilton Dumbrie a plot on the west side of Twentieth Street between Broadway and Depot Place, Flushing, for \$1,200.

N. Y. Concern Buys Big Frontage on East River

Property Near Barge Terminal in Long Island City Will Be Improved

William D. Bloodgood & Co., Inc., sold for Julia Cooper Schieffelin and Mary W. Cooper 211 feet of frontage on the East River, extending back 600 feet to Vernon Avenue, where it fronts 100 feet. The property is adjacent to the new State Barge Canal Terminal, just north of the Queensboro Bridge. The purchaser, a New York concern, will erect a brick structure on the plot for its occupancy.

Buyer of Madison Av. Corner
Harold C. Mathews is the buyer of Brunswick apartment at the southeast corner of Madison Avenue and E. 42nd Street, and the two dwellings adjoining on the avenue, reported to Ennis & Simons by the Brown-Wheeler Company.

Bertha Herz is the buyer of the tenement at 433 East 122d Street, sold recently.

Arsenal Will Be Sacrificed If All Cash Is Demanded
To the Real Estate Editor of the Tribune.

Sir: I note that the Army Commission will call for bids in the sale of the State Arsenal, Seventh Avenue and Thirty-fifth Street, New York City. Apparently this property is to be sold not later than November 1 next for all cash, according to the conditions of the sale as printed.

An all cash transaction is rather extraordinary, especially under the existing mortgage conditions. In almost every case where a piece of property is offered for sale, and where you demand all cash, it is impossible to realize its full value.

The conditions of this sale are a serious drawback. Should the present law not permit a sale of real estate without part of the consideration to be a purchase money mortgage the law should be changed as soon as possible.

The City of New York offers several parcels of property a few months ago belonging to the Rapid Transit Commission on an all-cash basis. It was quite evident that better prices could have been obtained if terms had been offered.

Bronxville Has New Home Settlement of Twenty-two Houses Around a Garden
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The section has been called Bolton Gardens. The homes have been erected in a group of four buildings, containing twenty-two separate and complete houses, located in a rectangular form upon a tract of about four acres, which permits the buildings to be artistically laid out, surrounded by lawns, shrubbery and trees.

Each unit in the community group contains seven rooms and two baths, with a laundry in the basement. The buildings are constructed of hollow tile, with fire walls between the units, and artistic side roofs. The houses have been designed by Bates & How, architects, of this city.

Hidden from sight and in the rear of the group, is a central heating plant for all the houses, as well as janitor and gardener's quarters. Heat and junior service are supplied at an inclusive rental. By this arrangement cooking is done entirely by gas and heating from the outside coal and ashes being entirely eliminated.

About the power house are grouped numerous private garages for the use of tenants in the Gardens. Care has been shown in laying out the grounds to preserve some fine old trees and the surroundings have been carefully landscaped.

At an early date it is planned to erect another building which will have a central restaurant and laundry for the convenience of the tenants.

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What Will Be Found In Model Electrical Home

House Builder and Electrical Engineer say that the model electrical servantless dwelling should have the following connections or outlets:

- 1—Outlet for training machine—up 3 feet
 - 2—Bell ringing transformer
 - 3—Outlet for electric heater—up 3 feet
 - 4—Outlet for washing machine—up 3 feet
 - 5—Outlet for refrigerator motor—up 4 feet
 - 6—Outlet for electric fan—up 4 feet
 - 7—Outlet for electric heater—up 4 feet
 - 8—Switch for garage light
- KITCHEN**
- 1—Outlet for water heater—up 11 inches
 - 2—Outlet for utility meter
 - 3—Breaker light switch
 - 4—Outlet and switch for dishwasher
 - 5—Front door bell
 - 6—Outlet for electric heater—up 4 feet
 - 7—Switch for range—up 4 feet
 - 8—Outlet for electric heater—up 4 feet
- BREAKFAST ROOM**
- 1—Outlet for heater
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.
- BATH**
- 1—Breaker light switch
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.
- LIVING ROOM**
- 1—Outlet for electric heater, etc.
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.
- BED ROOM**
- 1—Outlet for electric heater, etc.
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.
- HALL**
- 1—Outlet for electric heater, etc.
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.
- STAIRS**
- 1—Outlet for electric heater, etc.
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.
- LOFT**
- 1—Outlet for electric heater, etc.
 - 2—Outlet for electric heater, etc.
 - 3—Outlet for electric heater, etc.
 - 4—Outlet for electric heater, etc.
 - 5—Outlet for electric heater, etc.
 - 6—Outlet for electric heater, etc.
 - 7—Outlet for electric heater, etc.
 - 8—Outlet for electric heater, etc.